

SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: Resolution to Adopt Evaluation and Appraisal Report of the Sumter County Comprehensive Plan - 5:30 p.m. Public Hearing (Staff recommends approval).

REQUESTED ACTION: **Approve Resolution to Adopt Evaluation & Appraisal Report of the Sumter County Comprehensive Plan with Amendments by the Zoning & Adjustment Board.**

☐ Work Session (Report Only) **DATE OF MEETING:** 4/27/2010
☒ Regular Meeting ☐ Special Meeting

CONTRACT: ☒ N/A Vendor/Entity: _____
Effective Date: _____ Termination Date: _____
Managing Division / Dept: Planning

BUDGET IMPACT:

☐ Annual **FUNDING SOURCE:** _____
☐ Capital **EXPENDITURE ACCOUNT:** _____
☒ N/A

HISTORY/FACTS/ISSUES:

The Evaluation & Appraisal Report of the Sumter County Comprehensive Plan (EAR) is a review of the effectiveness of the implementation of the County's Comprehensive Plan and to identify how the Comprehensive Plan should be amended to reflect the current needs and future plans of the county. The EAR is required by Florida Statute. The County's current Comprehensive Plan was adopted in July 2002.

The EAR was presented to the Board over a series of public hearing in the months of February, March, and April. This final public hearing is for the consideration of the final sections of the EAR. These final sections are:

Consistency of Location of Development with Comprehensive Plan

Vacant Land Analysis

Financial Feasibility of Comprehensive Plan

Review of Changes to State Law

Issues of Local Concern.

On April 19, 2010, the Zoning & Adjustment Board, serving as the Local Planning Agency, held their final public hearing on the EAR. The ZAB approved a motion (10-0) to recommend to the Board to adopt the EAR with the following amendments:

1. Delete consideration of Transfer of Development Rights;
 2. Add recommendation that the County should consider implementing the requirement that "large scale" development must utilize alternative water supply sources for irrigation (i.e. Lower Floridian Aquifer, reclaimed water, stored stormwater, etc.).
-

Staff concurs with the recommendation of the ZAB and requests the Board approve the Resolution to adopt the EAR subject to the amendments by the ZAB.

If the Board approves the Resolution, staff will forward the EAR to the Florida Department of Community Affairs for approval (DCA). Once approved by DCA, the County has 18 months to amend the Comprehensive Plan consistent with the recommendations of the EAR.

RESOLUTION _____

**A RESOLUTION OF THE SUMTER COUNTY BOARD OF
COUNTY COMMISSIONERS OF SUMTER COUNTY FLORIDA,
ADOPTING THE EVALUATION AND APPRAISAL REPORT OF
THE SUMTER COUNTY COMPREHENSIVE PLAN.**

WHEREAS, the Florida Legislature enacted Chapter 163, Part II, Florida Statutes, the “Local Government Comprehensive Planning and Land Development Regulation Act” (the “Act”), mandating that each local government adopt a comprehensive plan to manage and guide the use and development of property within the local government; and

WHEREAS, the intent of the Act is to empower local governments to preserve, promote, protect and improve the public health, safety, and general welfare; to guide and manage development; to promote and enhance economic prosperity; to assure appropriate provision of infrastructure; and to conserve and protect natural and cultural resources within their jurisdictions; and

WHEREAS, the Act requires that all local governments periodically review and evaluate the successes and shortcomings of the implementation their comprehensive plan and identify amendments needed to the comprehensive plan to assure its effective implementation through the Evaluation and Appraisal Report;

WHEREAS, the Sumter County Board of County Commissioners and the Sumter County Zoning and Adjustment Board, serving as the Local Planning Agency, developed the Evaluation and Appraisal Report through an inclusive public participation process that included a county-wide visioning process in 2008 and 2009, and a series of public hearings in 2010;

WHEREAS, the Sumter County Zoning and Adjustment Board, at a public hearing on April 5, 2010, which was continued to April 19, 2010, recommended the Sumter County Board of County Commissioners adopt the Evaluation and Appraisal Report;

WHEREAS, the Evaluation and Appraisal Report identifies the key amendments needed to the County’s Comprehensive Plan to promote a sustainable future for the county.

NOW, THEREFORE, BE IT RESOLVED BY SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS:

1. The Sumter County Board of County Commissioners adopts the Evaluation and Appraisal Report of the Sumter County Comprehensive Plan.
2. The Sumter County Board of County Commissioners directs staff to transmit the adopted Evaluation and Appraisal Report of the Sumter County Comprehensive Plan to the Florida Department of Community Affairs for approval.

PASSED AND ADOPTED by the Sumter County Board of County Commissioners this 27th day of April, 2010.

GLORIA HAYWARD
CLERK OF THE CIRCUIT COURT

Attest: _____
Deputy Clerk

By: _____
Doug Gilpin, Chairman

Consistency of Location of Development with Comprehensive Plan

Since 2002, development activity within the unincorporated area of the county was focused within The Villages Development of Regional Impact (DRI). During this period, nearly 87% of all new residential construction building permits were issued within the DRI. The strong development activity within The Villages attracted development activity into the surrounding areas. Map 4-1 illustrates this focus of development within and around The Villages.

Map 4-1 shows the density of dwelling units based on the number of residential address points per gross acre. Based on this methodology, the area of highest concentration of residential development is within and around The Villages. An interesting aspect of Map 4-1 is the strong pattern of more intensive residential development within and around the cities (Bushnell, Center Hill, Coleman, Webster, and Wildwood) and other unincorporated communities (Lake Panasoffkee, Nobleton, Croom-a-Coo-Chee, Sumterville, and Royal).

Map 4-2 shows the location of existing commercial and industrial development based on parcel data from the Sumter County Property Appraiser. Similar to the residential development pattern, the development pattern of existing commercial and industrial development is concentrated within The Villages, the cities, and other unincorporated communities. With the exception of a scattering of old vested commercial and industrial uses, which were established prior to adoption of the County's Comprehensive Plan, the pattern of commercial and industrial development is primarily along the County's major roadways (US 301, SR 44, SR 50, SR 471, US 441/27, C-466, and C-470).

This pattern of development focusing within the cities and other developed areas of the county (i.e. The Villages and other unincorporated communities) demonstrates the success of the County's Comprehensive Plan in directing development to appropriate areas of the county. However, this success was aided by the strong development activity within The Villages during this period.

Another indication of the success of the County's Comprehensive Plan in directing development is the pattern of future land use amendments after 2002. From 2003 to 2009, the County adopted 2,902 acres of future land use map amendments (Table 4-1). Again, the general pattern of the location of these amendments correlates with the concentration of activity within and around The Villages, around the cities, and near the intersection of major roadways within the county (Map 4-3).

Table 4-2 summarizes the net impact of these future land use amendments. The Agriculture future land use reduced the greatest (2,413 acres) while the Mixed Use future land use increased the greatest (1,205 acres). This is consistent with the focus of development within The Villages. The second largest increase in future land uses was Industrial (338 acres). Over 90% of this Industrial future land use increase occurred within one year (2009) along the SR 44 corridor between I-75 and US 301.

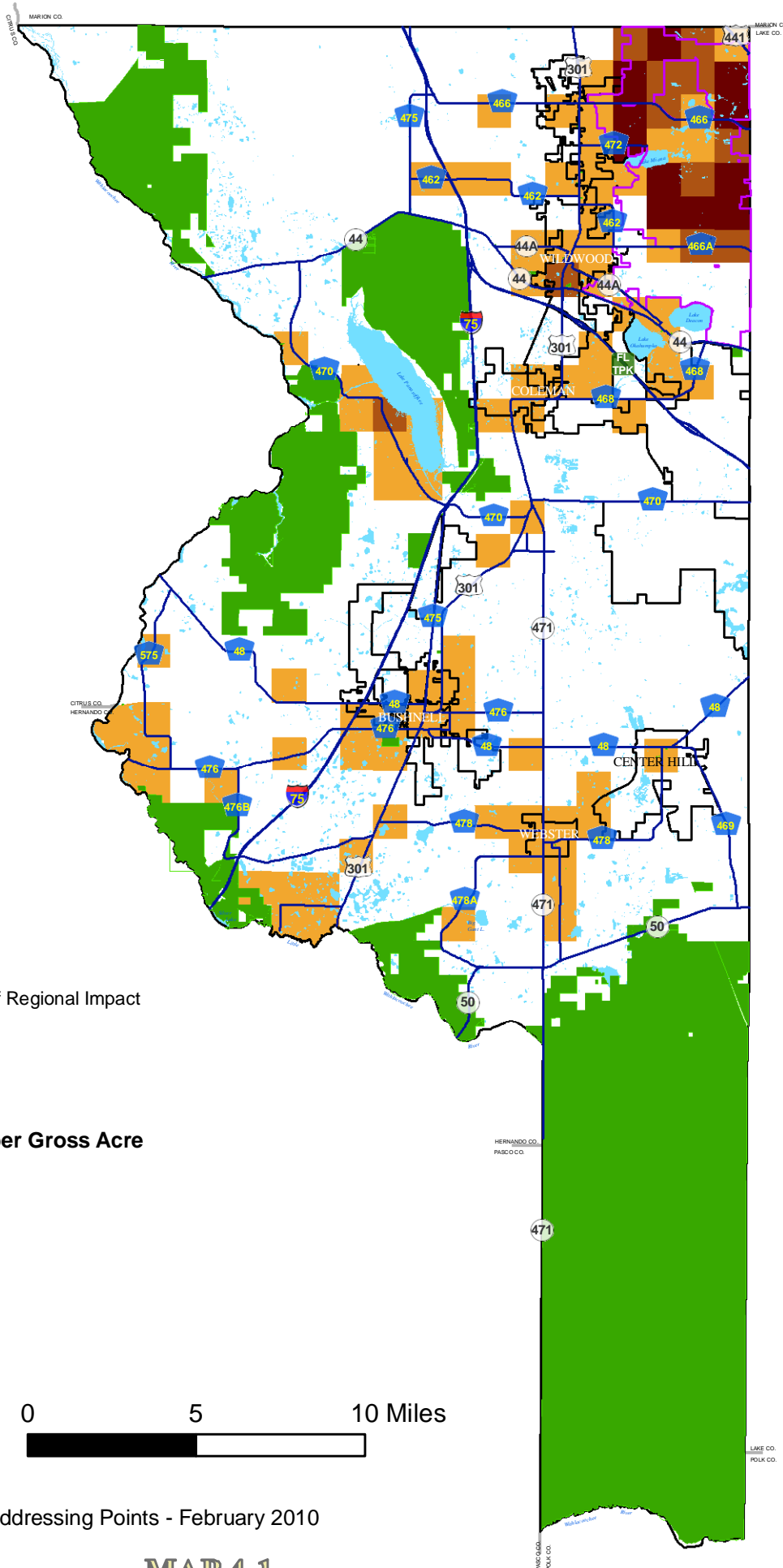
Table 4-1
Inventory of Future Land Use Amendments 2003 to 2009

Acre(s)	FROM	TO	Acre(s)	FROM	TO	Acre(s)	FROM	TO	Total Acreage	Map #
12.00	AG	ID							12.00	1
12.97	COM	ID							12.97	2
0.97	LDR	COM							0.97	3
142.54	AG	MU							142.54	4
0.75	AG	COM							0.75	5
8.07	AG	COM							8.07	6
9.99	LDR	COM							9.99	7
1.46	AG	COM							1.46	8
5.10	AG	COM							5.10	9
15.00	RUR	COM							15.00	10
0.37	AG	COM							0.37	11
4.70	AG	COM							4.70	12
10.00	AG	MU							10.00	13
9.15	LDR	COM							9.15	14
7.63	AG	RUR							7.63	15
8.00	AG	COM							8.00	16
2.96	LDR	COM							2.96	17
4.60	RUR	COM							4.60	18
30.15	AG	MU							30.15	19
145.00	AG	HDR							145.00	20
11.90	AG	COM	30.23	AG	HDR				42.13	21
100.00	AG	COM							100.00	22
99.00	AG	MU							99.00	23
37.50	AG	COM							37.50	24
42.50	AG	MDR	20.00	AG	HDR				62.50	25
58.00	AG	COM	38.00	AG	LDR				96.00	26
440.50	AG	MU							440.50	27
9.20	AG	HDR							9.20	28
4.53	AG	HDR							4.53	29
0.80	AG	COM							0.80	30
4.60	RUR	COM							4.60	31
8.80	AG	LDR							8.80	32
1.00	RUR	ID							1.00	33
7.90	AG	COM							7.90	34
9.29	AG	RUR							9.29	35
9.50	AG	COM							9.50	36
9.90	AG	MU							9.90	37
4.00	AG	COM							4.00	38
0.17	LDR	COM							0.17	39
207.00	AG	MU							207.00	40
48.00	AG	MU							48.00	41
65.71	AG	HDR							65.71	42
186.00	AG	MDR							186.00	43
6.67	LDR	COM							6.67	44
1.00	COM	LDR							1.00	45
9.90	ID	HDR							9.90	46
5.65	COM	RUR							5.65	47
2.90	COM	AG							2.90	48
5.38	ID	HDR							5.38	49
4.16	AG	COM							4.16	50
2.00	AG	RUR							2.00	51
1.50	COM	LDR							1.50	52
2.93	AG	ID							2.93	53
8.22	LDR	COM							8.22	54
5.00	AG	MU							5.00	55
2.53	AG	LDR							2.53	56
4.89	AG	MDR							4.89	57
1.41	AG	COM							1.41	58
0.50	LDR	COM							0.50	59
1.65	LDR	MDR							1.65	60
0.77	RUR	COM							0.77	61
60.38	AG	LDR							60.38	62
114.00	AG	PIE							114.00	63
35.50	AG	PIE							35.50	64
84.50	HDR/RUR/AG	MU							84.50	65
9.90	RUR	COM							9.90	66
0.53	RUR	COM							0.53	67
6.24	AG	RUR							6.24	68
0.48	RUR	COM							0.48	69
4.50	AG	RUR	1.50	AG	REC				6.00	70
1.46	AG	COM							1.46	71
0.26	RUR	COM							0.26	72
9.86	AG	PIE							9.86	73
2.61	RUR	COM							2.61	74
9.75	RUR	LDR							9.75	75
2.00	LDR	COM							2.00	76
9.90	LDR	COM							9.90	77
6.00	AG	ID							6.00	78
0.49	AG	COM							0.49	79
2.23	LDR/COM	ID							2.23	80
5.00	AG	MDR							5.00	81
8.90	AG	RUR							8.90	82
3.03	MDR	COM							3.03	83
1.65	AG	COM							1.65	84
2.42	RUR	ID							2.42	85
0.90	RUR	COM							0.90	86
0.75	LDR	COM							0.75	87
2.62	AG	RUR							2.62	88
1.89	LDR	COM							1.89	89
5.00	AG	RUR							5.00	90
128.00	AG	MU							128.00	91
106.28	AG	ID	44.21	AG	COM	31.95	COM	ID	182.44	92
38.50	RUR	AG							38.50	93
5.00	AG	RUR							5.00	94
2.30	AG	RUR							2.30	95
2.61	COM	RUR							2.61	96
5.00	AG	COM							5.00	97
10.00	AG	COM							10.00	98
1.98	RUR	COM							1.98	99
62.40	AG	ID	112.60	COM	ID	5.00	AG	PIE	180.00	100
Total									2902	

Table 4-2
Future Land Use Amendment Activity 2003 to 2009 (Acres)

Future Land Use	Reduction in Future Land Uses	Increase in Future Land Uses	Net Change
Agriculture	2,455	42	(2,413)
Rural Residential	93	62	(31)
Low Density Residential	57	122	65
Medium Density Residential	3	240	237
High Density Residential	0	290	290
Mixed Use	0	1,205	1,205
Public/Institutional/Educational	0	164	164
Commercial	279	424	145
Industrial	15	353	338
Total	2,902	2,902	0





During the next planning horizon for the County's Comprehensive Plan (2035), The Villages will be built-out (2015-2019). Even after the build-out of The Villages, population projections through 2035 show the county will continue to experience significant development pressures. The County must restructure the Comprehensive Plan to proactively encourage a development pattern that maximizes the available and planned infrastructure of the County, cities, and other private providers and promotes development that provides a positive contribution to the economic health and growth of the county.



Legend

-  The Villages Development of Regional Impact
-  City Boundaries
-  State Lands
-  Lakes/Waterways

Residential Address Points per Gross Acre

-  ≤ 0.1
-  > 0.1 to ≤ 1.0
-  > 1.0 to ≤ 2.0
-  > 2.0



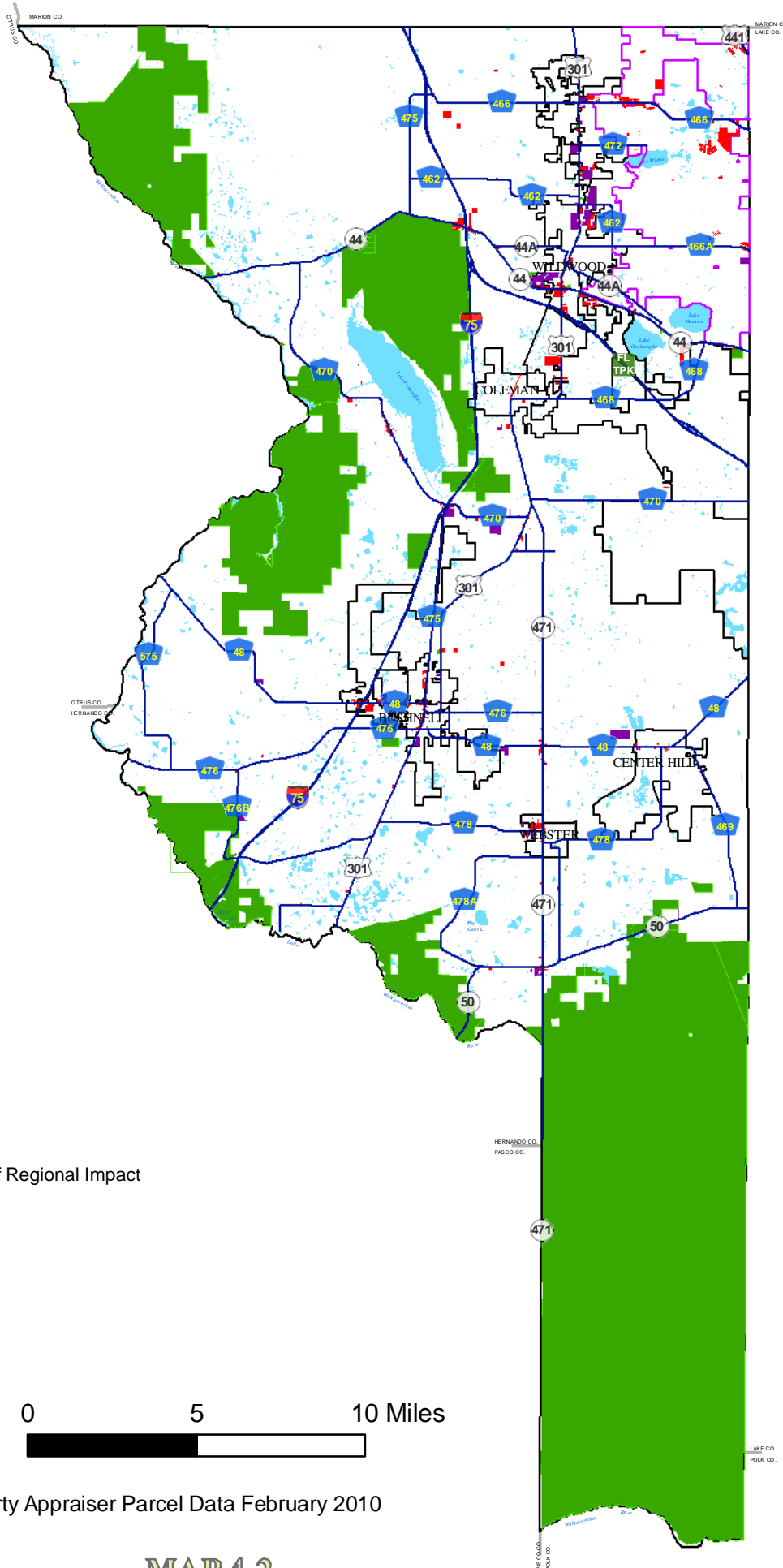
2

0 5 10 Miles

Date Prepared: Feb. 24, 2010

Source: Sumter County GIS Addressing Points - February 2010

MAP 4-1 RESIDENTIAL ADDRESS DENSITY MAP SUMTER COUNTY EVALUATION & APPRAISAL REPORT



Legend

- Industrial
- Commercial
- The Villages Development of Regional Impact
- City Boundaries
- State Lands
- Lakes/Waterways



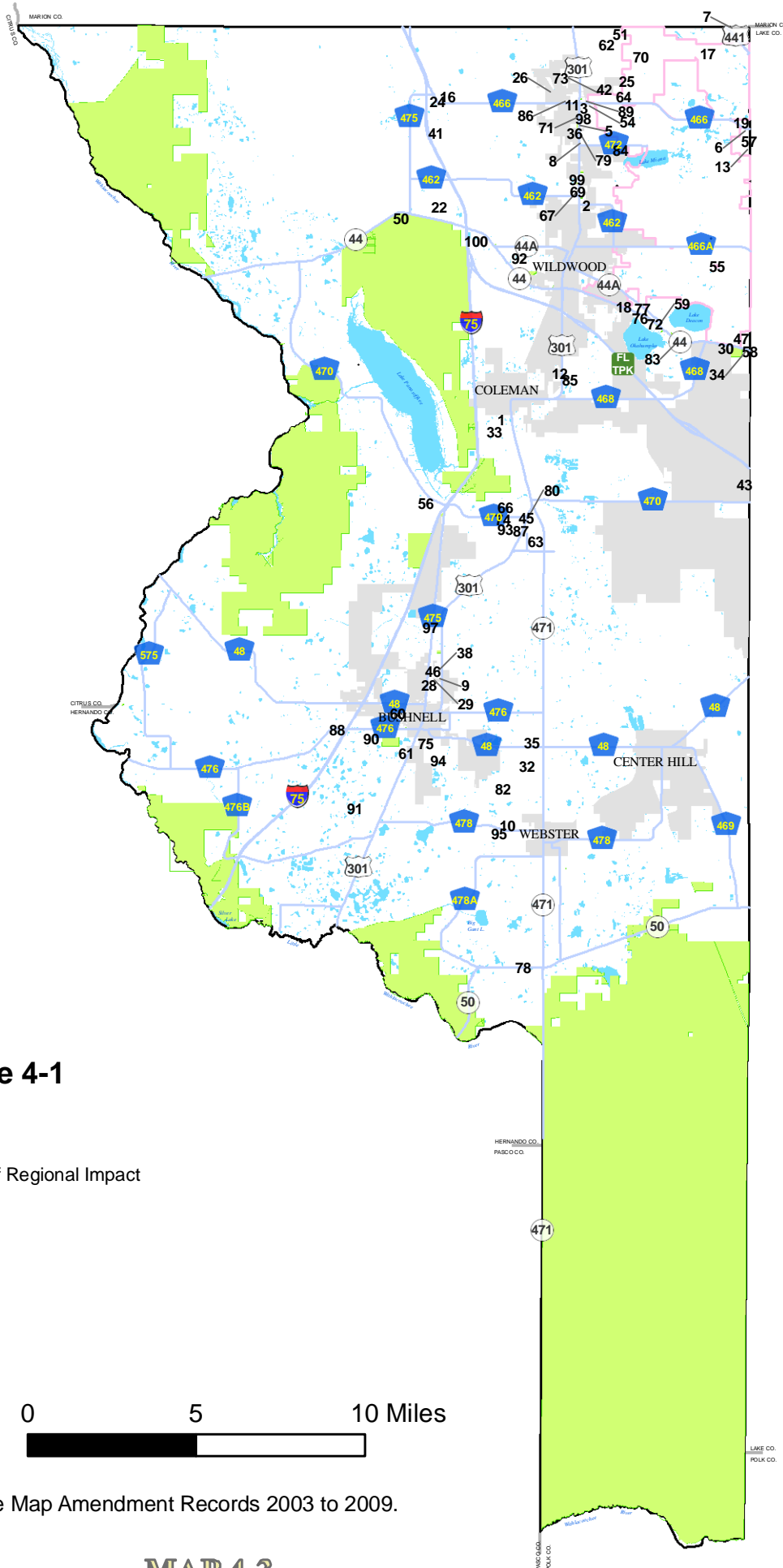
2
SC

0 5 10 Miles

Date Prepared: Feb. 24, 2010

Source: Sumter County Property Appraiser Parcel Data February 2010

MAP 4-2 DEVELOPED COMMERCIAL/INDUSTRIAL PROPERTIES SUMTER COUNTY EVALUATION & APPRAISAL REPORT



Numbers Key to Table 4-1

Legend

-  The Villages Development of Regional Impact
-  City Boundaries
-  State Lands
-  Lakes/Waterways



2

0 5 10 Miles

Date Prepared: Feb. 24, 2010

Source: County Future Land Use Map Amendment Records 2003 to 2009.

MAP 4-3 FUTURE LAND USE AMENDMENTS 2003 TO 2009 SUMTER COUNTY EVALUATION & APPRAISAL REPORT

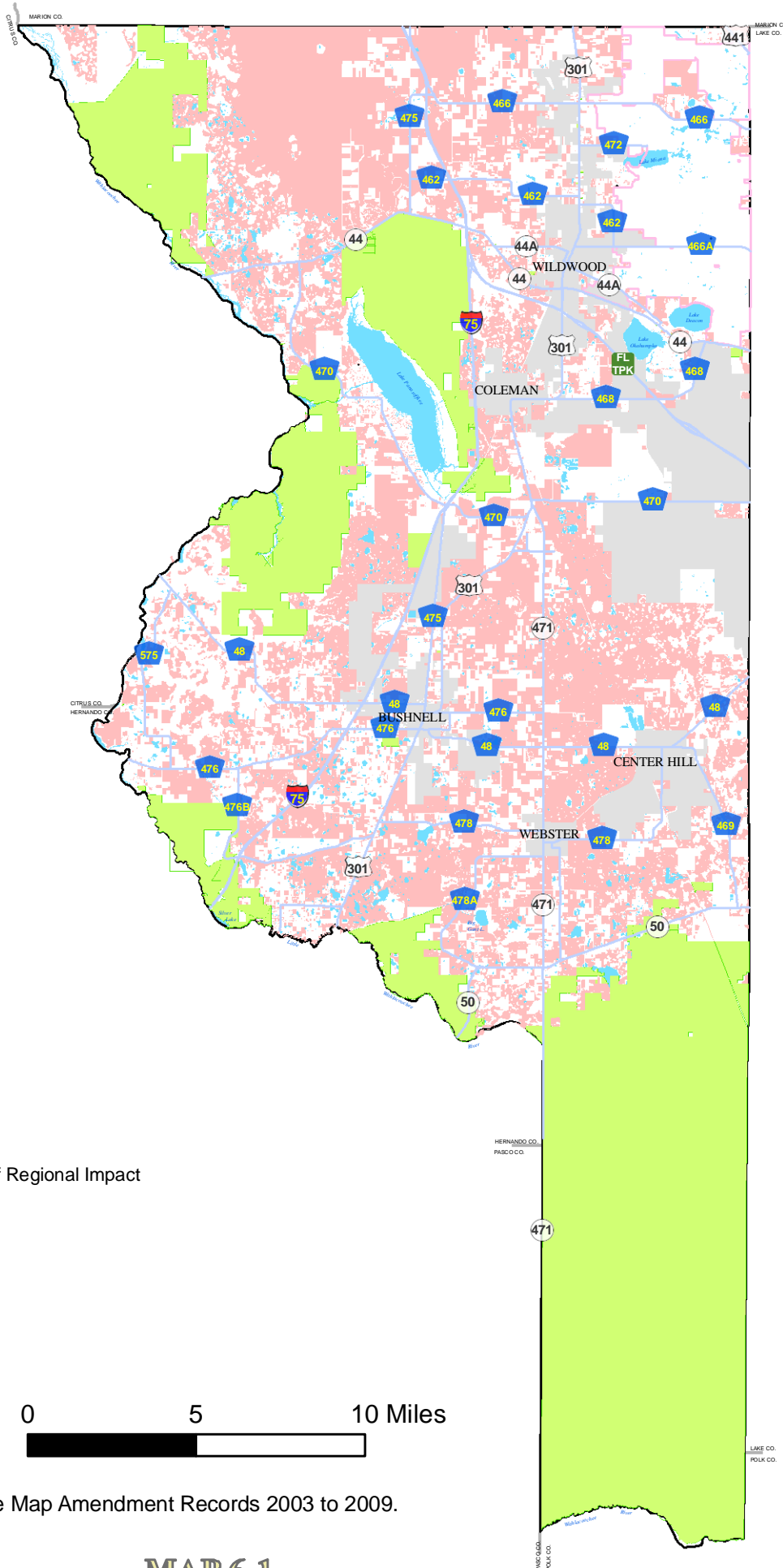
Vacant Land Analysis

Map 6-1 illustrates the results of an analysis to identify the vacant developable land within unincorporated areas of the county. The vacant developable land was identified through the following process.

Parcel data from the Sumter County Property Appraiser was queried to erase all parcels identified by the Property Appraiser as developed. The resulting parcels were then overlaid with information from the National Wetland Inventory (NWI). The overlaps of the remaining parcels with areas classified as a wetland by the NWI were removed from the parcels. The remaining parcels were then overlaid with approved Developments of Regional Impact (DRI) (i.e. The Villages) and areas approved for mining. The overlaps of the remaining parcels with the DRIs and the mines were removed from the parcels. Finally, the remaining parcels were overlaid with existing conservation/state owned lands. The overlaps of the remaining parcels with the conservation/state owned lands were removed from the parcels.

As shown in Map 6-1, there is a large availability of vacant developable land within the county. Even with the reductions in parcels described above, approximately 50% of the unincorporated area of the county remain as vacant developable lands. These lands are dispersed throughout the county.

This wide dispersion of vacant developable lands presents a challenge for the County. Some of these areas, although they pass the screening, are not appropriate for intensive development due to their relative remote location from existing or planned urbanized areas and lack of existing or planned infrastructure. As discussed throughout this Evaluation & Appraisal Report, the County must amend the Comprehensive Plan to implement a strong framework to promote and direct development to those areas of the county that are appropriate for development and support an orderly expansion of the urbanization. Those areas most appropriate for urbanization are those areas within and around the cities (as defined in the Interlocal Service Boundary Agreements with the cities), existing urbanized areas of unincorporated county (i.e. Lake Panasoffkee, Sumterville, etc.), and those areas that are in key locations to provide for industrial and employment centers.



Legend

- Vacant Developable Lands
- The Villages Development of Regional Impact
- City Boundaries
- State Lands
- Lakes/Waterways



2

0 5 10 Miles

Date Prepared: Feb. 24, 2010

Source: County Future Land Use Map Amendment Records 2003 to 2009.

MAP 6-1 VACANT DEVELOPABLE LANDS SUMTER COUNTY EVALUATION & APPRAISAL REPORT

FINANCIAL FEASIBILITY OF COMPREHENSIVE PLAN

Chapter 163, Part II, Florida Statutes, requires all local governments to adopt level of service standards for certain public infrastructure. The purpose of level of service standards is to assure that appropriate public infrastructure is available to meet the demands of development. The public infrastructure required for concurrency within the adopted Comprehensive Plan includes: Recreation, Roads, Solid Waste, Potable Water, Sewer, Drainage, and Public Schools.

This analysis is organized into a separate section for each of the public facilities. Each section includes a brief overview of the public infrastructure, an analysis of meeting adopted level of service standards, and a finding of concurrency deficits to be addressed.

Recreation

The Sumter County Comprehensive Plan contains adopted level of service standards for specific recreation facility types. In addition, there are separate adopted level of service standards for recreation facilities within The Villages DRI. The different level of service standards for The Villages DRI is the result of the adoption of The Villages DRI as a sector plan into the Sumter County Comprehensive Plan.

Because The Villages DRI recreation level of service standards are tied to development orders and approved master development plans, The Villages DRI is bound to provide the recreation facilities as provided for in the development orders and approved master plans. These recreation facilities required within the development orders and master development plans correspond to the adopted recreation level of service standards in the Sumter County Comprehensive Plan for The Villages DRI. Consequently, no additional analysis is required regarding recreation facility level of service standards within The Villages DRI.

The recreation level of service standards and needs for the unincorporated population, outside of The Villages DRI, are as follows:

**Table 7-1
Recreation Level of Service Analysis**

Facility	Standard	Inventory	Need			
			2009	+/-	2014	+/-
Baseball ⁽¹⁾	2,500	19	10	9	6	13
Basketball	2,500	15	10	5	6	9
Boat Ramps (2 lineal feet) ⁽²⁾	1,000	100	25	75	15	85
Golf	25,000	1	1	0	1	0
Game Rooms ⁽²⁾	10,000	7	2	5	2	5
Handball	20,000	0	1	(1)	1	(1)
Hiking	10,000	6	2	4	2	4
Multi-use Rooms ⁽³⁾⁽⁴⁾	4,000	16	6	10	4	12
Neighborhood Centers ⁽²⁾	25,000	7	1	6	1	6
Playgrounds (Ages 3-12)	300	12	7	5	4	8
Shuffleboard Courts (Ages 60+)	1,000	6	6	0	4	2
Softball ⁽¹⁾	2,000	19	12	7	8	11
Tennis	2,000	3	12	(9)	8	(5)
Volleyball	10,000	7	2	5	2	5

(1) Baseball and Softball fields considered one facility

(2) Boat Ramps - 1 boat ramp = 10 lineal feet

(3) Game rooms, multi-use rooms, neighborhood centers
all provided in same facilities

(4) Multiuse rooms also include public schools

An interesting aspect of the recreation level of service analysis is the needs actually reduce between 2009 and 2014. This reduction in need is a result of the growth of the County's future population being focused within the cities, through annexation, and within The Villages DRI.

The County is able to meet these needs, with a few exceptions discussed below, through the County's existing recreation facilities and through existing interlocal agreements with the Sumter County School District, City of Wildwood, City of Webster, and City of Center Hill, which provide for the joint use and coordination of recreation facilities.

The recreation level of service analysis shows there is an existing deficit for handball courts and tennis courts. The handball deficit remains at 1 and the tennis court deficit reduces from 9 to 5 from FY 2009/10 to FY 2013/14. However, these deficits are addressed through the adoption of the Interlocal Service Boundary Agreements with the cities of Wildwood, Center Hill, and Webster. The primary intent of these agreements, related to parks and recreation, is for the cities to focus resources on the active park facilities while the County focuses on large regional passive park facilities. As part of the Evaluation & Appraisal Report based amendments, the County must amend the recreation level of service standards to reflect the coordination of parks and recreation services with the cities. Consequently, there are no capital projects required to address these deficits. However, the programmed recreation capital projects are for recreation enhancements and maintenance and not level of service. The recreation level of service deficits are being addressed through interlocal coordination between the cities and County.

Roads

Sumter County maintains a road concurrency database to track concurrency on roads within the County's concurrency network. This concurrency database is based on a growth rate traffic model prepared by Tindale-Oliver & Associates and in coordination with the Lake-Sumter Metropolitan Planning Organization (MPO). The road concurrency database is updated each year to reflect changes in growth rates.

The County's road concurrency system is implemented through an interlocal agreement with the MPO. The MPO reviews all traffic studies for major developments to assure compliance with the County's adopted level of service standards. In addition, the MPO serves as a regional clearing house for road concurrency review. The MPO provides road concurrency review for the County, City of Wildwood, City Bushnell, City of Webster, City of Center Hill, and Lake County and its cities. These regional approach to road concurrency assures that local decisions on road concurrency include a regional perspective to promote an efficient transportation system throughout the region.

Sumter County is fortunate to have only a few roads with concurrency issues. Based on the concurrency database, the following roadways do not meet level of service standards within the FY 2009/10 to FY 2013/14 period:

Florida Turnpike – US 301 to I-75
I-75 – Hernando County to Marion County
US 441 – Marion County to Buenos Aires Blvd.
US 301 – SR 471 to C-470 E
Morse Boulevard – North of C-466
SR 48 – I-75 to Main Street
SR 50 – Hernando County to Lake County

With the exception of the Morse Boulevard deficiency, the level of service deficiencies are primarily related to regional traffic impacts that are beyond the regulatory control of Sumter County.

The FY 2009/10 to FY 2013/14 capital plan contains the following projects to address these level of service deficiencies:

Florida Turnpike – US 301 to I-75:

The Florida Turnpike Enterprise does not currently show any capacity improvements to this segment of the Florida Turnpike in its current work program. However, the County has two projects within the five-year capital plan that will provide some relief. These projects include: C-468 widening from Florida Turnpike to SR 44 and a new half-interchange at C-468 and Florida Turnpike (alternative route for traffic for northbound Florida Turnpike traffic to travel to northeast Sumter County – The Villages; and relieve traffic from the Florida Turnpike and I-75 junction).

I-75 – Hernando County to Marion County:

Preliminary Engineering and Right-of-way acquisition by FDOT in FY 2009/10 through FY 2013/14 are programmed. A cooperative strategy between the County, MPO, and FDOT must be developed to address level of service concerns on I-75. Future amendments to the capital plan may be necessary to reflect the results of the strategy.

US 441/27 – Marion County to Buenos Aires Blvd.:

Preliminary Engineering for expanding the roads to six lanes is programmed by FDOT in FY 2012/13. In addition, FDOT has programmed the construction of lane additions and resurfacing from NE 136th Ave. to Marion County.

US 301 – SR 471 to C-470 E:

This segment of US 301 is included as part of the transportation mitigation plans for the Landstone and Wildwood Springs Developments of Regional Impact located within the City of Wildwood. These DRIs are in the process of negotiating transportation proportionate share agreements with the County, FDOT, and the City.

SR 48 – I-75 to Main Street:

In FY 2011/12 and 2012/13, FDOT programmed funding for right-of-way acquisition for widening this corridor to four lanes.

Morse Blvd – North of C-466:

The County recently completed the first phase of improvements to Morse Blvd. north of C-466. These improvements provide for enhanced capacity on the corridor through the construction of turn lanes and other operational improvements. The second phase of improvements is programmed by the County in FY 2009/10. Once all improvements are complete on Morse Blvd., the County will reassess the capacity of the corridor using a more refined analysis of its operational characteristics. In addition, The Villages has nearly completed extensions of CR 139, Buena Vista Blvd., and Morse Blvd. to the south to SR 44. Over the next five years, as the The Villages develops additional commercial and office centers south of C-466A (i.e. Brownwood and Pineallas Plaza), it is expected that some of the transportation demand on Morse Blvd. north of C-466 will be redirected to travel south on Morse Blvd. to SR 44.

SR 50 – Hernando County to Lake County:

At this time, there are no programmed improvements to this corridor. This corridor traverses a very rural and sparsely developed area of the county. The area around the intersection of SR 50 and SR 471 is the most developed section of this corridor.

The Transportation capital plan is consistent with the MPO's Transportation Improvement Program (TIP) and FDOT's adopted work program.

Solid Waste

Sumter County only operates a solid waste collection transfer station. The County has an existing contract with a private provider to transport and dispose of the collected solid waste. Consequently, no capital projects are required within the five-year capital plan to maintain level of service.

Potable Water and Sewer

Sumter County provides no central potable water or sewer services. All central potable water and sewer services are provided by either the cities or private utilities. For projects connecting to either city or private utility systems, the County requires documentation from the utility provider that capacity is currently available within the utility system to serve the proposed project. Consequently, no capital projects are required in the five-year capital plan to maintain level of service.

Drainage

The adopted level of service standards for drainage references specific permitting criteria. Consequently, concurrency for drainage is evaluated on a project by project basis through the development review process.

The five-year capital plan includes watershed management plans for Big Prairie, Gant Lake and Jumper Creek Watersheds. These watershed management plans are existing cooperative funding agreements between the County, Southwest Florida Water Management District, and the Withlacoochee Basin Board. These watershed management plans will assist in the regulatory implementation of the drainage concurrency standards.

Public Schools

On June 24, 2008, Sumter County adopted the Public Schools Facility Element and related amendments to the Intergovernmental Coordination and Capital Improvements Elements to implement school concurrency and to incorporate the current, at the time, five-year work program for the Sumter County School District. In September 2009, the Sumter County School District approved their five-year work program for FY 2009/10 to FY 2013/14, which is adopted by reference into the County's FY 2009/10 to FY 2013/14 capital plan.

Table 1

Recreation - Projects, Balance Sheet and Revenue Sources for FY 09/10 to FY 13/14 Schedule of Improvements

Project Description ⁽¹⁾		Revenue Source	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14
Greenway Boat Ramp	Lake Panasoffkee	Local Boater/Vessel Registration	\$50,000	\$0	\$0	\$0	\$0
Lake Okahumpka Phase III	Fishing/Observation Pier & Restrooms	Grant/Local Boater/Vessel Registration	\$0	\$300,000	\$0	\$0	\$0
Marsh Bend "Outlet Park"	Restrooms/Picnic Area	Grant/GF	\$0	\$0	\$0	\$155,000	\$0
Total Projects			\$50,000	\$300,000	\$0	\$155,000	\$0
Balance Sheet and Revenues							
Cash Balance Forward			\$0	\$27,000	\$27,000	\$27,000	\$0
General Fund			\$0	\$0	\$0	\$43,000	\$0
FRDAP Grant			\$0	\$150,000	\$0	\$112,000	\$0
FDOT Enhancement or Other Grant			\$0			\$0	\$0
Local Boater/Vessel Registration			\$77,000	\$150,000	\$0	\$0	\$0
Other/Donations			\$0	\$0	\$0	\$0	\$0
Less Project Projections			(\$50,000)	(\$300,000)	\$0	(\$155,000)	\$0
Balance			\$27,000	\$27,000	\$27,000	\$27,000	\$0

(1) Projects are not needed to maintain adopted level of service. Projects are for maintenance and general enhancement.

Table 2

Transportation Projects for FY 09/10 to FY 13/14 Schedule of Improvements

Road	Limits	Description	Revenue Source	Phase	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14
C-468	South of SR 44 to Turnpike	Widen to 4 lanes	ST	Total	\$2,700,000				
				PE	\$1,200,000				
				ROW	\$1,300,000	\$153,000			
C-470 E-Phase II	I-75 to the Lake Co. Line	Widen to 4 lanes	CTT	Total	\$409,000	\$300,000	\$300,000		
				PD&E	\$409,000				
				PE		\$300,000	\$300,000		
CR 528 Phase I	CR 526A to SR 471	Improved 2 lane	CTT	ROW					
				Total	\$389,000				
				PE					
C-462 PD&E Study	CR 209 to C-466A	PD&E	CTT	CEI	\$32,000				
				Const	\$357,000				
				Total	\$150,000	\$50,000			
C-468 PD&E Study	US 301 to Turnpike	PD&E	CTT	PD&E	\$150,000	\$50,000			
				Total	\$70,000	\$151,000			
				PD&E	\$70,000	\$151,000			
C-466A Phase III	CR 139 to US 301	Widen from 2 to 4 Lanes	CTT	Total			\$125,000	\$200,000	\$220,000
				PE			\$125,000	\$100,000	\$100,000
				ROW				\$100,000	\$120,000
C-466 PD&E Study	CR 245 to US 301	Add Lanes	CTT	Total			\$310,000		
				PD&E			\$310,000		
Morse Blvd-Phase I	C-466 to Rio Grande Avenue	Resurface and restripe to facilitate 3 lane section (2 through lanes with turn lanes)	CTT	Total	\$613,000				
				PE					
				CEI					
Morse Blvd-Phase II	North of Rio Grande Avenue to El Camino Real Circle	Resurface and restripe to facilitate 3 lane section (2 through lanes with turn lanes)	CTT	Const	\$613,000				
				Total	\$400,000				
				PE					
				CEI	\$39,000				
				Const	\$361,000				

Road	Limits	Description	Revenue Source	Phase	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14
US 301	North of CR 204 to Marion Co. Line	Widen from 2 to 4 Lanes	FDOT	Total	\$20,268,286	\$1,371,870	\$1,436,957	\$1,371,870	\$1,371,870
				PE	\$5,266				
				ROW	\$4,411,694				
				R/U	\$9,794,421				
				Const	\$3,955,279				
				Admin	\$1,371,870	\$1,371,870	\$1,371,870	\$1,371,870	\$1,371,870
				CEI	\$729,756		\$65,087		
US 301	From North of CR 232 to North of NE 110 Road	Widen from 2 to 4 lanes	FDOT and Road Impact Fees	Total	\$8,866,515	\$3,150,000	\$3,500,000	\$3,000,000	\$3,000,000
Impact Fee Reimbursement to The Villages per Agreement				PE	\$14,768				
				ROW	\$15,878,714				
				Const		\$3,150,000	\$3,500,000	\$3,000,000	\$3,000,000
CR 466A	Buena Vista Blvd to CR 139	Widen from 2 to 4 lanes	Road Impact Fees	Total	\$9,062,000	\$1,016,000			
Impact Fee Reimbursement to The Villages per Agreement				ROW					
				Const	\$9,062,999	\$1,016,000			
CR 139	From 44A to C-466A	Widen from 2 to 4 lanes	Road Impact Fees	Total	\$8,814,000				
Impact Fee Reimbursement to The Villages per Agreement				ROW					
				Const	\$8,814,000				
CR 462	US 301 to C 466A	Widen from 2 to 4 lanes	Road Impact Fees	Total	\$1,112,000	\$425,000	\$5,939,000		
Impact Fee Reimbursement to The Villages per Agreement				ROW	\$1,112,000	\$425,000			
				Const			\$5,939,000		
C-468	Turnpike Interchange	New Turnpike Interchange	Road Impact Fees	Total				\$12,149,000	
Impact Fee Reimbursement to The Villages per Agreement				ROW					
				Const				\$12,149,000	
C-48 Reimbursement	I-75 to CR 616	Reimbursement to Secondary Trust for 4 laning	Road Impact Fees	Reimbursement	\$13,329	\$16,000	\$18,000	\$20,000	\$22,000
US 441/US 27	Buenos Aires Blvd to Marion Co. Line	Add lanes and reconstruct	FDOT	Total		\$35,000		\$855,000	
				Env		\$35,000			
				PE				\$855,000	
US 441/US 27	NE 136th Ave to Marion County	Add lanes and rehabilitate	FDOT	Total		\$2,136,269			
				Const		\$1,930,756			
				CEI		\$205,513			
I-75	Hernando Co. Line to C 470	Add lanes and rehabilitate	FDOT	Total	\$60,715				\$894,494
				PE	\$60,715				
				ROW					\$894,494
I-75	C-470 to Turnpike	Add lanes and rehabilitate	FDOT	Total	\$388,688				\$485,976
				PE	\$388,688				
				ROW					\$485,976
SR 48	I-75 to CR 475	Add lanes and rehabilitate	FDOT	Total	\$41,656		\$1,237,030	\$1,280,326	
				PE	\$41,656				
				ROW			\$1,237,030	\$1,280,326	

Table 3
Transportation - Balance Sheet and Revenue Sources for FY 09/10 to FY 13/14

County Transportation Trust (CTT) and Secondary Trust (ST) Balance Sheet and Revenue					
Balance Sheet	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14
Cash Balance Forward	\$9,340,125	\$3,392,190	\$3,200,291	\$1,181,530	\$1,959,617
Revenue Projections	\$11,046,318	\$7,310,470	\$6,988,443	\$7,087,615	\$7,189,167
Less Project & Equipment Projections(1)	(\$10,997,085)	(\$1,923,698)	(\$3,584,574)	(\$888,889)	(\$1,261,914)
Less Operating Budget	(\$5,997,168)	(\$5,578,671)	(\$5,422,630)	(\$5,420,639)	(\$5,420,826)
Balance	\$3,392,190	\$3,200,291	\$1,181,530	\$1,959,617	\$2,466,044
Revenue Sources					
Ad Valorem	\$621,944	\$653,041	\$685,693	\$719,978	\$755,977
Delinquent Ad Valorem Taxes	\$1,140	\$1,163	\$1,186	\$1,209	\$1,233
Ninth Cent Fuel Tax	\$618,192	\$630,556	\$643,167	\$656,030	\$669,151
Local Option Fuel Tax	\$3,498,508	\$3,533,493	\$3,568,828	\$3,604,516	\$3,640,561
Constitutional Gas Tax/20% Portion	\$266,002	\$266,002	\$266,002	\$266,002	\$266,002
County Fuel Tax/7th Cent	\$586,513	\$586,513	\$586,513	\$586,513	\$586,513
Constitutional Gas Tax/80% Portion	\$1,064,009	\$1,074,649	\$1,085,396	\$1,096,250	\$1,107,212
Maintenance Funding - Grants	\$4,248,666	\$418,660	\$0	\$0	\$0
Transfer from Road Impact Fees	\$13,329	\$15,230	\$17,131	\$19,032	\$20,933
Other Revenue	\$128,015	\$131,163	\$134,527	\$138,085	\$141,585
Net Revenue Projections	\$11,046,318	\$7,310,470	\$6,988,443	\$7,087,615	\$7,189,167
Road Impact Fee Balance Sheet and Revenue					
Balance Sheet	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14
Cash Balance Forward	\$23,071,385	\$16,709,429	\$24,213,528	\$29,372,401	\$30,279,337
Revenue Projections	\$13,208,000	\$13,868,400	\$14,561,820	\$16,018,002	\$14,561,820
Interest Earnings	\$66,373	\$67,699	\$69,053	\$70,434	\$71,844
Less Other Expenses	(\$555,000)	(\$1,825,000)	(\$15,000)	(\$12,500)	(\$10,000)
Less Project Projections	(\$19,081,329)	(\$4,607,000)	(\$9,457,000)	(\$15,169,000)	(\$3,022,000)
Balance	\$16,709,429	\$24,213,528	\$29,372,401	\$30,279,337	\$41,881,001
FDOT Balance Sheet and Revenue					
Balance Sheet	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14
Cash Balance Forward	\$0	\$0	\$0	\$0	\$0
Revenue Projections	\$22,264,801	\$47,796	\$3,768,726	\$20,259,805	\$20,259,805
Less Project Projections	(\$22,264,801)	(\$47,796)	(\$3,768,726)	(\$20,259,805)	(\$20,259,805)
Balance	\$0	\$0	\$0	\$0	\$0
FDOT FY 08/99 to FY 12/13 Work Program	\$22,264,801	\$47,796	\$3,768,726	\$20,259,805	\$20,259,805

(1) Project projections include projects in five-year schedule and other maintenance projects not included in five-year schedule.

Table 4

Solid Waste - Projects, Balance Sheet and Revenue Sources for FY 09/10 to FY 13/14 Schedule of Improvements

Project Description	Location	Revenue Source	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14
No Projects in 5-Year Schedule							
		Total Projects					
		Balance Sheet and Revenues					
		Small County Solid Waste Grant					
		ACMS Agreement					
		Less Project Projections					
		Balance					

Table 5

Drainage - Projects, Balance Sheet and Revenue Sources for FY 09/10 to FY 13/14 Schedule of Improvements

Project Description	Revenue Source	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14
Big Prairie and Gant Lake Watershed Management Plan (L787)	CBIR & Basin Board	\$477,000				
	Total Projects	\$477,000				
		Balance Sheet and Revenues				
		Cash Balance Forward	\$441,837			
		Interest	\$2,141			
		CBIR (2007)	\$477,000			
		Less Project Projections	(\$477,000)			
		Balance	\$443,978			

Table 6

Potable Water - Projects, Balance Sheet and Revenue Sources for FY 09/10 to FY 13/14 Schedule of Improvements

Project Description	Revenue Source	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14
NONE	N/A					
Total Projects						
Balance Sheet and Revenues						
Cash Balance Forward						
Less Project Projections						
Balance						

Table 7

Sewer - Projects, Balance Sheet and Revenue Sources for FY 09/10 to FY 13/14 Schedule of Improvements

Project Description	Revenue Source	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14
NONE	N/A					
Total Projects						
Balance Sheet and Revenues						
Cash Balance Forward						
Less Project Projections						
Balance						

Table 8

Public Schools - Projects, Balance Sheet and Revenue Sources for FY 09/10 to FY 13/14 Schedule of Improvements

Project Description	Revenue Source	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14
FY 2009/10 to FY 2013/14 Sumter School District Work Program - Adopted September 2009	School District	\$5,145,791	\$4,850,000	\$1,000,000	\$1,000,000	\$3,527,200
Total Projects						
Balance Sheet and Revenues						
Revenues		\$7,133,721	\$5,858,275	\$2,381,776	\$3,087,748	\$4,249,934
Less Project Projections		(\$5,145,791)	(\$4,850,000)	(\$1,000,000)	(\$1,000,000)	(\$3,527,200)
Balance		\$1,987,930	\$1,008,275	\$1,381,776	\$2,087,748	\$722,734

REVIEW OF CHANGES TO CHAPTER 187, FLORIDA STATUTES, CHAPTER 163, PART II, FLORIDA STATUTES, RULE 9J-5, FLORIDA ADMINISTRATIVE CODE, AND WITHLACOOCHEE REGIONAL PLANNING COUNCIL STRATEGIC REGIONAL POLICY PLAN

The Florida comprehensive planning system is based on a top-down regulatory framework. From a county perspective, a county comprehensive plan must be consistent with requirements and regulatory direction of the state and the region. The State of Florida establishes the primary requirements for comprehensive planning through Chapter 187, Florida Statutes, Chapter 163, Part II, Florida Statutes, and Rule 9J-5, Florida Administrative Code. The Withlacoochee Regional Planning Council establishes the regional framework for comprehensive planning through the adopted Strategic Regional Policy Plan.

The County's Comprehensive Plan must be consistent with both the State of Florida's and the Withlacoochee Regional Planning Council's comprehensive planning regulatory framework.

Since the last adoption of the County's Comprehensive Plan in 2002, numerous changes to the State's statutes and rules for comprehensive planning have occurred. The following analysis identifies the specific changes to Chapter 187 and Chapter 163, Part II, Florida Statutes, Rule 9J-5, Florida Administrative Code, and the Strategic Regional Policy Plan, since 2002 and the required amendments to the County's Comprehensive Plan to maintain consistency.

Chapter 187, Florida Statutes

Chapter 187, Florida Statutes, is considered the State's comprehensive plan and establishes general goals and policies for issues related to social, economic, and environmental interests of the State. Since adoption of the County's Comprehensive Plan in 2002, the following amendments were made that require amendment to the County's Comprehensive Plan:

2008

Added the requirement to reduce atmospheric carbon dioxide and encouraging low carbon emitting electric power plants.

The County's current adopted plan does not specifically address the reduction of atmospheric carbon dioxide or the siting of low carbon emitting electric power plants. Consistent with legislation adopted by the Florida Legislature in 2009 (House Bill 697), the County will adopt strategies to reduce atmospheric carbon dioxide emissions. The principal strategy is the encouragement and direction of

future development to areas within and around the cities and other urbanized areas of the county.

Chapter 163, Part II, Florida Statutes

Chapter 163, Part II, Florida Statutes, provide the primary regulatory framework for local comprehensive plans. Since adoption of the County's Comprehensive Plan in 2002, the following amendments were made that required amendment to the County's Comprehensive Plan:

2002

Added requirement that local comprehensive plans must be consistent with regional water supply plans of the applicable water management district and a 10-year water supply work plan be added to the comprehensive plan.

The Utilities Element includes a policy (Policy 4.1.4.3) that requires general coordination with the Southwest Florida Water Management District for regional water supply issues. The Southwest Florida Water Management District is in the process of developing the 2011 Regional Water Supply Plan, which includes the County. The anticipated adoption of the 2011 Regional Water Supply Plan is in the last quarter of 2010. The County will adopt policies to specifically coordinate with the 2011 Regional Water Supply Plan and will adopt the required 10-year water supply work plan after adoption of the 2011 Regional Water Supply Plan.

2003

Included section related to the protection and promotion of agricultural operations (Section 163.3162, Florida Statutes).

The Future Land Use Element includes a policy (Policy 7.1.4.4) that references compliance with the "Florida Right to Farm Act" (Section 823.14, Florida Statutes). This policy will be amended to include an additional reference to Section 163.3162, Florida Statutes.

Added requirement to include identification of water supply sources to meet future demand.

The Future Land Use, Conservation, and Utilities Elements will be amended to include an identification of water supply sources.

2005

Adds the requirement that potable water supply must be considered and not just the potable water facilities.

The Future Land Use Element will be amended to include the requirement that it is based on potable water supply and not just facilities.

Adds the requirement that the 10-year water supply plan must include alternative water supply projects and traditional water supply projects from the regional water supply plan to meet the local government's need. Also adds the requirement that the 10-year water supply plan must include public, private, and regional water supply facilities, including alternative water supplies.

The Utilities Element includes a policy (Policy 4.1.4.3) that requires general coordination with the Southwest Florida Water Management District for regional water supply issues. The Southwest Florida Water Management District is in the process of developing the 2011 Regional Water Supply Plan, which includes the County. The anticipated adoption of the 2011 Regional Water Supply Plan is in the last quarter of 2010. The County will adopt policies to specifically coordinate with the 2011 Regional Water Supply Plan and will adopt the required 10-year water supply work plan after adoption of the 2011 Regional Water Supply Plan.

Changed that transportation facilities must be in place or under construction with 3 years (rather than 5 years) after approval of building permit.

The Future Land Use and Capital Improvements Elements will be amended to reflect the new time period.

2006

Creates new section requiring local government's to allow electric distribution substations in all future land use districts, except conservation, preservation, or historic preservation (Section 163.3208, Florida Statutes).

The Future Land Use Element and Utilities Element will be amended to allow electric distribution substations consistent with Section 163.3208, Florida Statutes.

2007

Allows a property owner to receive credit for future transportation concurrency requirements for the dedication of right-of-way and expansion of a state transportation facility.

The Future Land Use, Traffic Circulation, and Capital Improvements Elements will be amended to include the provision to allow for future transportation concurrency credit of the dedication of right-of-way and expansion of a state transportation facility.

2008

Added requirements that all local governments must adopt and implement, as part of their comprehensive plan, energy efficient land-use patterns, greenhouse gas reduction strategies, energy conservation strategies, standards for the design and construction of new housing based on energy efficiency and renewable energy resources.

The County's current adopted plan does not specifically address energy efficient land-use patterns, greenhouse gas reduction, energy conservation, or energy efficient design and construction of new homes. The County will adopt strategies to address these new requirements. The principal strategy is the encouragement and direction of future development to areas within and around the cities and other urbanized areas of the county.

2009

Added requirement that Intergovernmental Coordination Element must provide for intergovernmental dispute resolution process pursuant to Section 186.509, Florida Statutes.

The Intergovernmental Coordination Element will be amended to include the requirement of intergovernmental dispute resolution pursuant to Section 186.509, Florida Statutes.

Rule 9J-5, Florida Administrative Code

Rule 9J-5, Florida Administrative Code, takes the provisions of Chapter 163, Part II, Florida Statutes, and further details the specific requirements for the provisions. Since adoption of the County's Comprehensive Plan in 2002, no amendments were made to Rule 9J-5, Florida Administrative Code.

No amendments needed at this time. However, the Florida Department of Community Affairs is currently in the process of the development of new and revised rules for Rule 9J-5, Florida Administrative Code. The focus of these proposed new rules are the needs analysis to support the future land use element and further implementation and clarification of the greenhouse gas emission and energy efficiency/conservation requirements. If these rules take effect prior to the adoption of the EAR based amendments, then the EAR based amendments will be subject to these new or revised rules.

Withlacoochee Regional Planning Council Strategic Regional Policy Plan

The Withlacoochee Regional Planning Council Strategic Regional Policy Plan (SRPP) provides a regional comprehensive planning framework, consistent with the state regulatory comprehensive planning framework. Since adoption of the County's Comprehensive Plan in 2002, no amendments were made to the SRPP.

No amendments needed at this time.

ISSUES OF LOCAL CONCERN

The Evaluation and Appraisal Report (EAR) provides the opportunity for an assessment of the comprehensive plan's successes and shortcomings addressing issues of local concern to Sumter County. Based on the assessment, the EAR recommends amendments to the comprehensive plan to address shortcomings and to steer the county toward its long term vision. It is important to recognize the EAR does not develop or adopt the actual amendments required to address the shortcomings. The EAR provides the general recommendation and direction for the amendments to be prepared and subsequently adopted in the EAR based amendments, which occurs 18 months after adoption of the EAR and approval by the Florida Department of Community Affairs.

The process to identify the issues of local concern was a public process through the Sumter 2030 Visioning Process, which took place from April 2008 to October 2008. Four (4) community visioning workshops (two in the south and two in the north areas of the county) were held using a variety of individual and group exercises providing the necessary input to identify issues of concern. In addition, an online survey was prepared to allow people who were unable to participate in the community visioning sessions to provide their input into the process. Presentations were also made to community groups after the community visioning sessions to provide an additional verification that issues identified in the community visioning sessions were valid. In March 2009 at a public workshop, the Board of County Commissioners reviewed the results of the community visioning sessions and concurred with the findings.

The issues of local concern are:

1. Establish Effective Urban Service Areas
2. Establish Economic Activity Centers
3. Enhance Rural/Agricultural Area Protections
4. Maintain Sensitive Environmental Resources

Establish Effective Urban Service Areas

Generally defined, an urban service area is an area that is designated for urbanization and is either currently served or planned to be served, within a specific time-period, by public infrastructure. An urban service area can be an effective tool to discourage urban sprawl if it is appropriately linked to the provision of public infrastructure to support the urbanization.

Policies 7.1.2.1 through 7.1.2.4 establish urban service areas for unincorporated areas of the county. These urban service areas are mapped on the Future Land Use Map. The existing urban service areas are located around the perimeter of the five cities and in other urbanized areas of the county (i.e. The Villages, US 441/27 corridor, Lake Panasoffkee, SR 44 corridor at the I-75 interchange and east, and Sumterville). The existing urban service areas around the five cities are generally a fixed radius of approximately ½ to 1 mile. The location of these urban service areas are not specifically tied to any public infrastructure planning by the cities or other utility provider and are somewhat arbitrary.

The success of the existing urban service area is somewhat misleading. As discussed in the analysis of the location of existing development, development within the county has been dominated by construction activities within The Villages. Since The Villages is within an urban service area, the finding could be made that the urban service areas have been effective in encouraging growth in appropriate areas of the county. However, this finding overlooks the fact that the cities, particularly the cities of Wildwood and Bushnell, have annexed properties well beyond the areas contained within the existing urban service areas. This annexation activity resulted in the designation of lands for potential urbanization far from the core of the cities and not necessarily coordinated with existing and planned public infrastructure. This annexation activity was not accounted for within the County's Comprehensive Plan. In addition, the cities have extended public utility services to areas of the county outside of the current urban service area.

As discussed in the changes in land area analysis, the County has taken actions in the last year to coordinate the annexation activities of the cities and to assure that the areas annexed by the cities are appropriate for urbanization and are able to be served or planned to be served by appropriate public infrastructure. The primary action is the adoption of Interlocal Service Boundary Agreements, pursuant to Chapter 171, Part II, Florida Statutes. These agreements provide for the consolidation or coordination of public services and identify areas proposed for future annexation over the next 20 years. These future annexation areas, consistent with Chapter 171, Part II, Florida Statutes, must be balanced based on the need (population projections) and ability to be served with public infrastructure within a five-year period. The future annexation areas adopted as part of these agreements provide the support to revise the existing urban service areas concept within the Comprehensive Plan with a new framework based on the adopted agreements. These new urban service areas would no longer be arbitrary but would be balanced with need and ability to be served with public infrastructure. In addition, urban

service areas would be established for those areas that are economic activity centers of the county (as described in the review of the issue “Establish Effective Economic Activity Centers”).

Consistent with the agreements with the cities, these new urban service areas would be used to encourage and direct new development. By directing development within these areas, the County, in cooperation with the cities, can promote a more compact and efficient development pattern that promotes energy efficiency and conservation, protects sensitive rural and environmental resources, and provides for the sustainable economic growth of the county.

The implementation of the new urban service area paradigm will require substantial revision to nearly all of the existing elements of the County’s Comprehensive Plan.

Establish Effective Economic Activity Centers

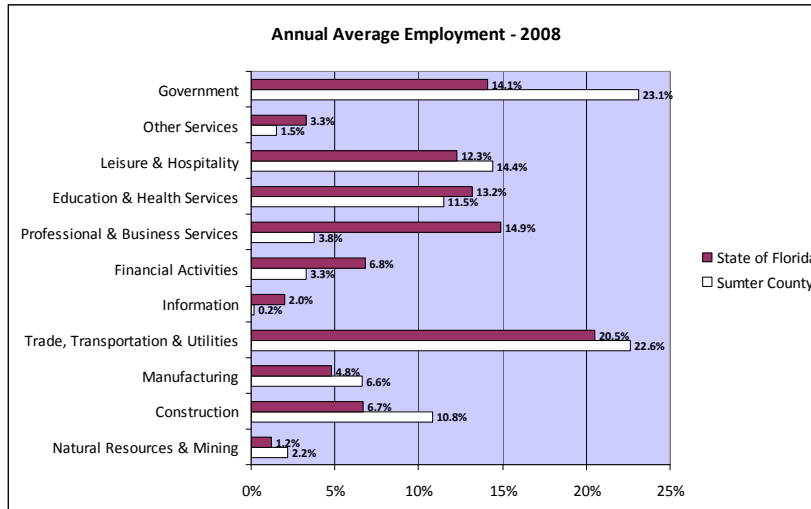
One of the primary responses from the County’s visioning process was the lack of employment opportunities and economic growth within the county. Since 2002, development of The Villages had a very positive impact on the economy of the county. This fact is demonstrated by the consistently declining ad valorem tax rate, as a result of the increased tax base created by The Villages, and the relative low unemployment rate for the county. However, with the build-out of The Villages within the next 5-10 years, a new economic engine must be promoted to support a sustainable economy.

According to the Florida Legislature’s Office of Economic and Demographic Research (EDR) (Chart 8-1), the counties top five employment sectors are:

1. Government
2. Trade/Transportation/Utilities
3. Leisure & Hospitality
4. Education & Health
5. Construction

With the exception of Education & Health, the percentage of workers in theses sectors is higher than the state average.

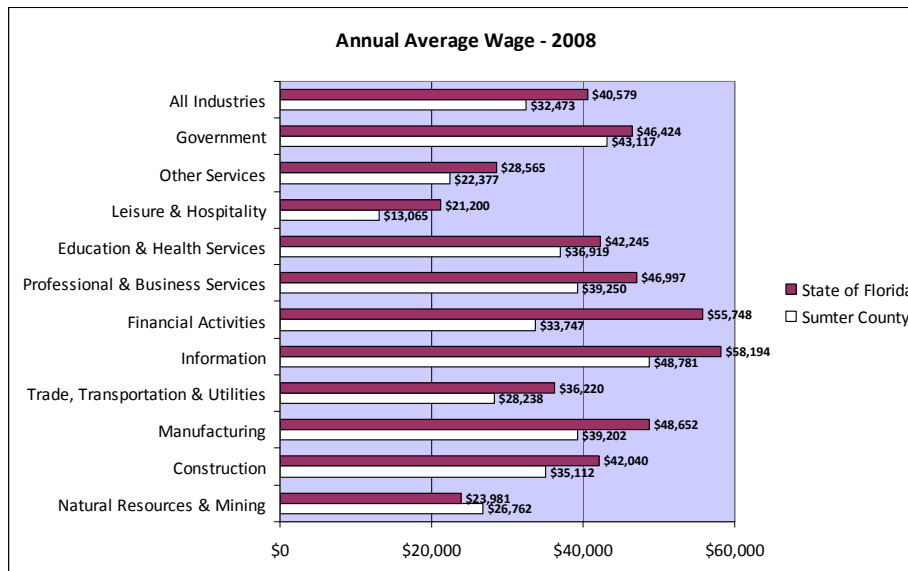
Chart 8-1



Source: Florida Legislature – Office of Economic and Demographic Research, 2008

Also, EDR reports that the annual average wage rate of employment sectors in the county are over \$8,000 less than the statewide average (Chart 8-2). The only employment with annual average wages than the statewide average is Natural Resources/Mining.

Chart 8-2



Source: Florida Legislature – Office of Economic and Demographic Research, 2008

Corresponding to the relative low wages reported by EDR, the county has a relative high poverty rate for those under the age of 18. According to EDR, 25% of the county's population under the age of 18 lives below the Federal poverty level, compared to 18% statewide. The total poverty level of the county is the same as the statewide percentage (13%).

Given these economic conditions, there is a critical need to attract industries and other high paying employment opportunities to the county. A hurdle to attracting

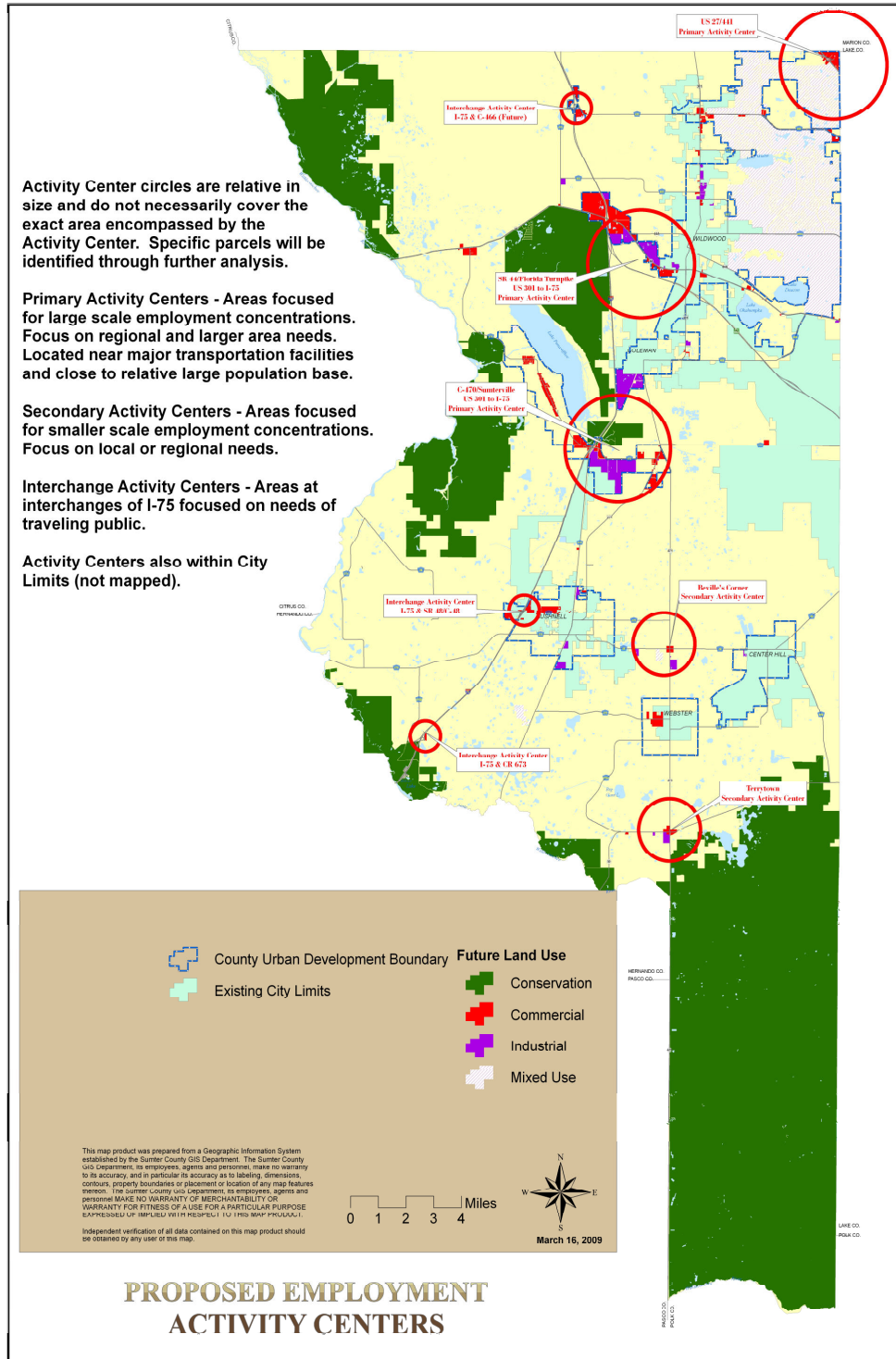
these employment opportunities is to have land available for the development of these industries. Currently, the County's Comprehensive Plan addresses the location and development of industrial and other commercial and office areas on a site by site basis. This site by site approach can result in uncertainty in approval of sites for industrial and other commercial and office areas and can be seen as a disincentive to attract these employment opportunities.

The proposed approach to encourage positive economic development and promote industrial and other employment activity centers is based on a framework of "Employment Activity Centers" throughout the county. These "Employment Activity Centers" should be located in areas of the county that are located to take advantage of the county's strong state transportation network (I-75, Florida Turnpike, US 301, SR 44, SR 50, SR 471, CSX Railroad S-line), access to existing or planned utilities, and able to be developed to minimize impacts on surrounding non-industrial lands. Based on these general criteria and from responses received through the County's visioning process, the following areas of the county are preliminary identified as appropriate areas for future "Employment Activity Centers". These areas are shown on Map 8-1. It is important to be aware that the areas shown on this map are not fixed and represent general areas and are subject to additional review and analysis through the EAR based amendments.

The County's Comprehensive Plan must be amended to implement a framework of "Employment Activity Centers" and provide for the development of these areas with a mix of uses to provide diversity of employment opportunities.

The implementation of an effective and coordinated economic development plan has not yet been fully realized within the county. In 2009, the Board of County Commissioners contracted E5 Solutions, Inc. to act as Sumter County Economic Development. One of the tasks is to develop a strategic plan to focus the economic development efforts of the county. This strategic plan will provide the basis for the development of a new Economic Development Element of the County's Comprehensive Plan. The creation of an Economic Development Element will provide additional support for the implementation of the strategies identified to promote economic development within the county and assure the strategies and the other elements of the Comprehensive Plan are complimentary of each other and not conflicting.

Map 8-1



Enhance Rural/Agricultural Area Protections

The County's visioning process identified a strong desire to maintain the county's rural and agricultural character. This desire was balanced with the equally strong desire to increase employment and economic development opportunities in the county. The use of urban service areas and the identification and promotion of "Employment Activity Centers" are strategic tools to maintain the rural and agricultural areas of the county. By directing and supporting urbanization within these urban service areas and "Employment Activity Centers", the remaining areas of the county are shielded from the premature urbanization of rural and agricultural lands.

It is important to recognize the protection of rural and agricultural areas does not equate to no development. The existing vested entitlements of rural and agricultural land owners would not be lost. In fact, some limited rural activity centers are desirable to provide goods and services to the rural/agricultural areas within close proximity. These rural activity centers could be located in the rural/agricultural areas at or near the intersection of arterial or collector roadways.

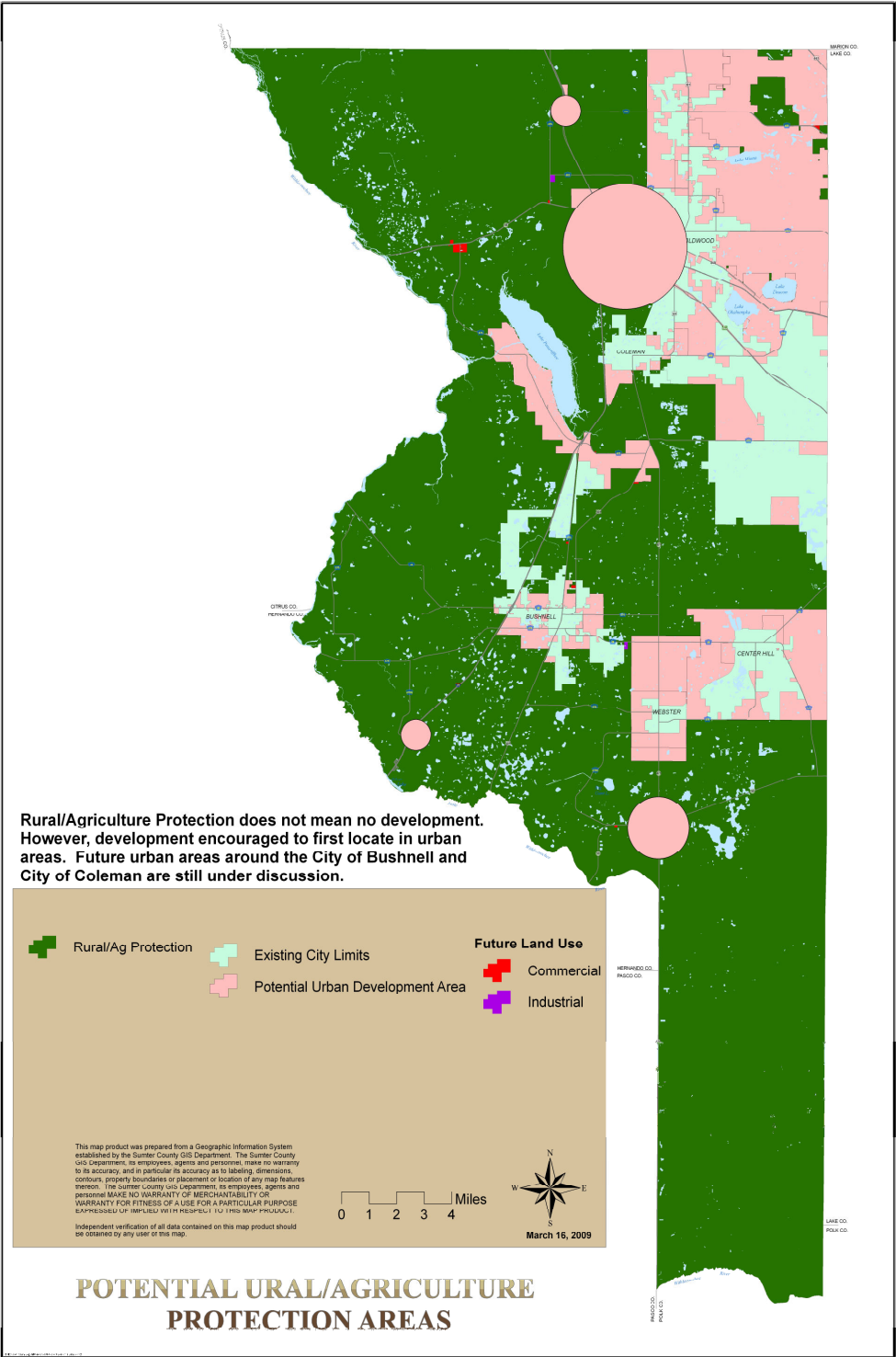
Map 8-2 shows the areas of the county that could potentially be designated as rural/agricultural. These are the areas that fall outside of a potential urban service areas and "Employment Activity Centers"

A tool to promote the conservation of rural and agricultural areas is a transfer of development rights (TDR) program. A TDR allows for the development right on a piece of property within a designated area (sending zone) to another property within a designated area (receiving zone). The transfer of the development right provides for the rural/agricultural property owner to realize the monetary value of the development right of the property while in exchange the development right is extinguished and the property is perpetually limited to an agricultural or other designated rural use. The property owner that receives the development right is now able to increase the development density of the property within the receiving area. The application of a TDR program in the county would focus on transferring development rights from the rural/agricultural protection areas to the urban service areas. A TDR program will be considered as part of the EAR based amendments. However, the County may decide not to implement a TDR program if it finds that the implementation is too complex and difficult to implement and enforce or that there is not a viable market for the potential development rights.

The use of the concept of "Conservation Subdivisions" is also a tool to promote the conservation of rural and agricultural areas. "Conservation Subdivisions" are a development framework where the development entitlements are clustered into a section of the property while the balance of the property is perpetually preserved as agricultural or conservation areas. The County's Comprehensive Plan includes a similar concept in Policy 7.1.1.6 that provides for the increase in density of agricultural lands from one dwelling unit per 10 acres to a maximum of one dwelling unit per three acres based on meeting criteria related to location of the property, site

development that preserves open space and protects critical environmental resources, and availability of infrastructure.

Map 8-2



Enhance Protection of Environmentally Sensitive Resources

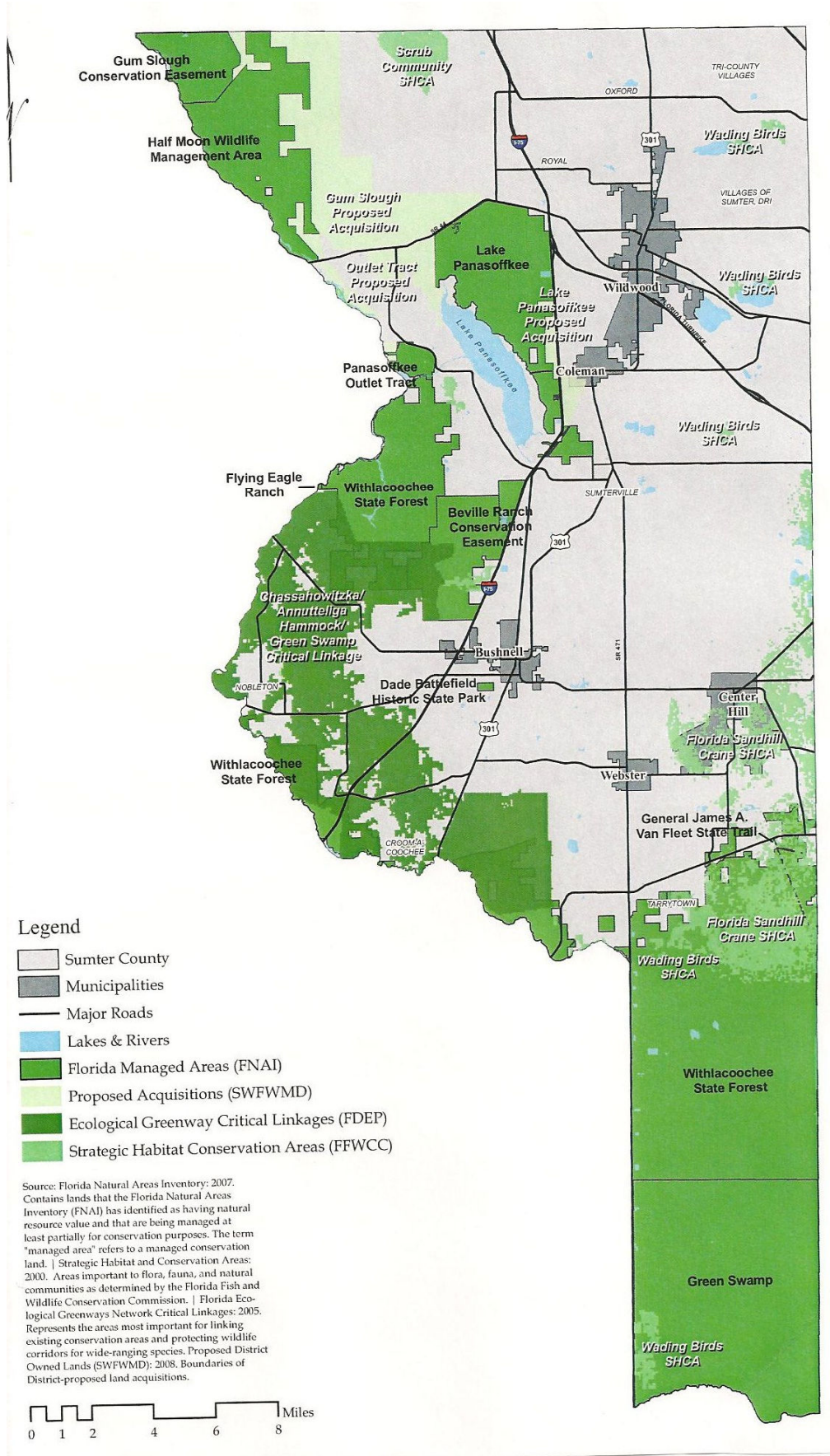
Potable water supply is a key limiting resource to provide for future development and economic growth. According to the Southwest Florida Water Management District (SWFWMD), projected potable water demands and available potable water supplies are sufficient to meet anticipated future needs through 2035. However, this does not indicate that there is not a need for the County to be proactive in the protection and conservation of potable water supplies. In fact, SWFWMD has identified the need for the proactive protection of the county's potable water supplies through the inclusion of Sumter County as part of the 2011 Regional Water Supply Plan, which is currently in development. The County's Comprehensive Plan includes policies that require the conservation and protection of potable water supplies and coordination with SWFWMD and the Withlacoochee Regional Water Supply Authority (WRWSA). However, it does not include policies relating to the development and implementation of alternative potable water supplies (i.e. surface water, Lower Floridian Aquifer, etc.). The County's Comprehensive Plan should be amended to continue to support the potable water planning and conservation efforts of the SWFWMD and WRWSA as well as supporting the implementation of effective and efficient alternative potable water supply projects. Although the County is not a potable water supplier, the protection and conservation of potable water supplies is a responsibility of the County in coordination with operating utilities within the county (both public and private).

In 2008, the Florida Legislature passed and the Governor signed HB 697 that required all local government comprehensive plans to implement policies related to energy efficient land use patterns (compact/mixed use), reducing greenhouse gas emissions (multi-modal transportation options), and energy efficiency and alternative energy use in new housing construction (Florida Green Building Coalition, etc.). The County's Comprehensive Plan does not currently directly address any of these topics. The County's Comprehensive Plan will need to be amended to meet the minimum requirements of HB 697. However, it is not the intent to implement these requirements to a level that would result in a disincentive to the promotion of economic development within the county.

The County contains large expanses of conservation lands owned or operated by SWFWMD, Florida Department of Environmental Protection, Florida Fish & Wildlife Conservation Commission, and Florida Division of Forestry. In addition, there are several areas of the county identified as "Strategic Habitat Conservation Areas" and "Ecological Greenway Critical Linkages". Map 8-3 illustrates the location and extent of these areas.

The County's Comprehensive Plan provides for a series of policies that require continuing coordination between the County and the managing agencies of these conservation lands. In addition, the policies require the County to assist (not in funding) the agencies in the acquisition of additional conservation lands.

Map 8-3



It is important to recognize that these conservation lands not only provide for ecological benefit but also provide opportunity for economic development. The large expanses of conservation lands, the variety of habitats, and the relative high-quality of the resource provide a backbone of an eco-tourism industry in the county. Lake Panasoffkee and the Withlacoochee River are both designated as Outstanding Florida Waters by FDEP and provide for residents and visitors to enjoy the recreational opportunities of these waterways. In addition, the conservation lands within the county provide an expansive opportunity for hunting, hiking, camping, nature study, and other general recreational activities. The County's Comprehensive Plan should be amended to include policies related to the development of eco-tourism in coordination with State managing agencies for the conservation lands.

The concept of urban service areas, "Employment Activity Centers", and rural/agricultural protection areas integrate well with the location of these conservation lands. The location of the conservation lands in Map 8-3 primarily fall within the potential rural/agricultural protection areas. This provides additional support to the framework of implementing and directing new development to proposed urban service areas and "Employment Activity Centers"